TREES

Melaleuca nesophila
"PINK MELALEUCA"
(30' CANOPY SPREAD)
TOTAL OF 4 - 36" BOX

Ecalyptus Sideroxylon
"RED IRONBARK"
(20' CANOPY SPREAD)
TOTAL OF 13 - 24" BOX

Eucalyptus Citriodora
"LEMON-SCENTED GUM"
(10' CANOPY SPREAD)
TOTAL OF 9 - 24" BOX

NOTE:
RED IRONBARK SELECTED TO BE
"LOW-DENSE" TYPE TO BE USED
AS A SCREEN.

SHRUBS

Salvia clevelandii
"CLEVELAND SAGE"
TOTAL - 58 - 5 GALLON

Salvia leucophylla
"MEXICAN SAGE"
TOTAL - 66 - 5 GALLON

GROUND COVER

Juniperus horizontalis "Wiltonii"
"BLUE CARPET JUNIPER" - 1 GALLON @ 18" O/C

Myoporum parvifolium
"TRAILING MYOPORUM" - FLATS @ 6" O/C

Gazania rigens leucolaena
"TRAILING GAZANIA" - FLATS @ 6" O/C

Eschscholizia californica
"CALIFORNIA POPPY" - FLATS @ 6" O/C

LANDSCAPE CONCEPT DESIGN STATEMENT

THE LANDSCAPE DESIGN FOR THE "STARCO" PROJECT TAKES INTO
CONSIDERATION THE HIGH VISUAL PROFILE OF ITS LOCATION, AND
STRIVE TO INSTALL LANDSCAPE WITH COLORFUL, DROUGHT TOLERANT
AND LOW MAINTENANCE PLANTING THAT IS CONTEXTUALLY COMPATIBLE
WITH THE COMMUNITY.

PRESERVING SIGHT LINES FOR BOTH SAFETY AND SIGNAGE VISIBILITY ARE A
HIGH PRIORITY FOR THE LANDSCAPE DESIGN.

SCREENING OF THE LOT TO THE EAST AND WEST OF THE SITE IS AN AESTHETIC
PRIORITY WHICH WILL BENEFIT THE VEHICULAR TRAFFIC AS WELL AS THE
ADJACENT RESIDENTS OF THE FACILITY.

PLANTING NOTES:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC AND
MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH
SOIL CONDITIONER, FERTILIZERS AND APPROPRIATE AMENDMENTS BASED UPON
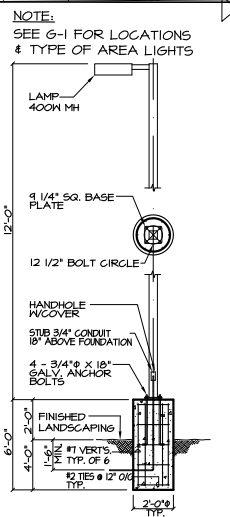SOIL SAMPLES TAKEN FROM THE SITE.

IRRIGATION NOTES:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE
FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW PRECIPITATION OR DRIP
EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM
WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY,
AUTOMATIC CONTROL VALVES, TIMERS, FILTERS AND OTHER NECESSARY IRRIGATION
EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL.
PVC LATERAL LINES SHALL BE BURIED 12" MINIMUM BELOW FINISHED GRADE. PVC
CLASS 315 PRESSURE MAINLINE IRRIGATION SHALL BE INSTALLED AS PER MANUFACTURERS
SPECIFICATIONS. ALL LANDSCAPE AND IRRIGATION IMPROVEMENTS SHALL BE INSTALLED
PER THE CURRENT PROVISIONS OF THE COUNTY OF SAN DIEGO ZONING ORDINANCE
AND THE CITY OF SPRING VALLEY LANDSCAPE DESIGN GUIDELINES. THE IRRIGATION
SHALL BE CONNECTED TO A SINGLE, WATER METER.

RAIN SHUT-OFF DEVICES WILL BE ATTACHED TO THE CONTROLLER AS REQUIRED
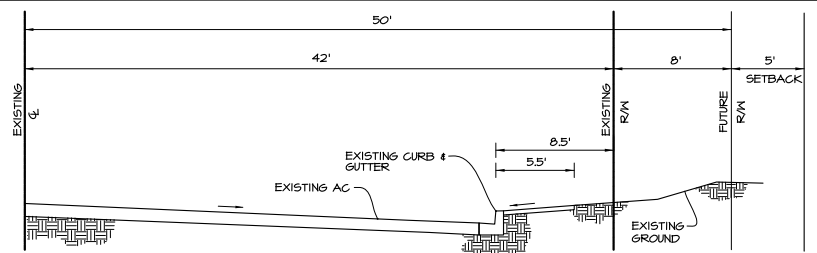BY THE LANDSCAPE WATER CONSERVATION DESIGN MANUAL.

EXISTING RESIDENTIAL ZONE
EXISTING SINGLE FAMILY HOME
NEW 6' HIGH WOOD FENCE
FOOD MART
CANOPY
6" CURB
16' HIGH AREA LIGHT
12' HIGH AREA LIGHT (TYP. OF 4)
6" CURB & GUTTER
WHEEL STOPS (TYP. OF 7)
UTILITY PEDESTAL
TELE PEDESTAL
IRRIGATION CNTL BOX
GUY ANCHOR
PULL BOX

CONCEPTUAL LANDSCAPE PLAN ①
SCALE: 1"=10'-0"

E. JAMACHA BLVD

GRAPHIC SCALE
10 8 6 4 2 0   10   20

AREA LIGHT ②
NO SCALE

CROSS SECTION-JAMACHA ③
NO SCALE
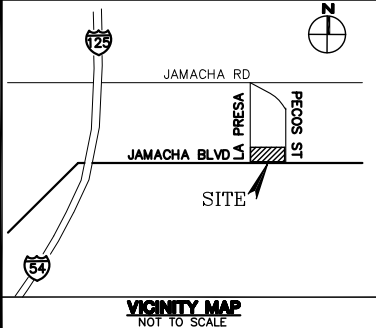
VICINITY MAP
NOT TO SCALE

APPROVAL RECORD				REVISIONS			
MILESTONE	DATE	APPROVAL		NO.	DATE.	REVISED	REV.	APP.
ISSUED FOR C.U.P.	06/14/06	GARY ENG.	RFGJR.	1	02-13-07	REVISED PER COUNTIES SCOPING LETTER DATE 10-25-08	J.V.	G.E
ISSUED FOR PUBLIC REVIEW	08/05/08	GARY ENG.	RFGJR.	2	07/20/07	REVISED PER COUNTIES SCOPING LETTER DATE 04-18-07	J.V.	G.E
ISSUED FOR GEN. BID							
ISSUED FOR CONSTRUCT.							
RECORD DRAWING							

GE GARY ENGINEERING, INC.
4901 Morena Boulevard, Suite 304
San Diego, California 92117
Telephone (858) 483-0620 Fax 483-2943

JAMACHA GROUP INC.
STARCO FOOD MART
CONCEPTUAL LANDSCAPE PLAN
9578 JAMACHA BLVD
SPRING VALLEY, CA 91977

SCALE 1"=10'-0"	JOB NO. JAM-001	APPROVED
DRAWN BY JV	ORIGIN DATE 1/30/05	DRAWING NO.
CHECKED BY RGF	PLOT DATE 07/31/08	L-1 SHEET 6 of 6